Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

T. Pradeep

V. Madhusudhan

30 SEP 2025

R-Lalitha

ED 429428

R. LALITHA
STAMP VENDOR
Lic. No. R. Dis/100/84/88
64, Thambu Chetty Street
Chennai - 600 001.

Affidavit cum Declaration

From

18.11.2025

T. Pradeep (1) and V. Madhusudhan (2)
No. 341, 1st Floor, TNHB Colony, M I G Mullai Nagar, Tambaram west,
Chennai-600045

To
Tamil Nadu Real Estate Regulatory
Authority (TNRERA), 1st Floor
No.1-A, Gandhi-Irwin Bridge Road
Egmore, Chennai- 600 008.

Sub: TNRERA-Layout Project Registration of "Layout of house sites in Survey No. 435/1A1B2, 435/2A1, 435/2B, 435/3, 438/14B, 438/15B1 measuring an extent of 1.53 Acre (6174.00 Sq.mts) situated in Kolathur Village, Kolathur Panchayat, Sriperumbudur Panchayat Union, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu.- 3 mts width land for not construction purpose -Reply-Regarding.

V. Madhusudhan.

Ref: Application No. TNRERA/PLI/ 8880/2025 Dated: 05-11-2025

We, T. Pradeep (1) and V. Madhusudhan (2) owners of the above mentioned layout, registered the same and received Application No. TNRERA/PLI/8880/2025 Dated: 05-11-2025. Recently, I received a query regarding, the promoter has not provided 3 mts width land which is not to be used for construction purposes changing.

As per instruction mentioned in query, We have provided 3 mts width land for not construction purpose after that only we have constructed layout.

Hence, kindly consider our reply as sufficient for your query and approve the RERA Layout registration for my project file Application No. TNRERA/PLI/ 8880/2025.

Thanks and Regards
T. Pradeep (1) and V. Madhusudhan (2)

T. Pradeep

V. Madhusudhan.


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GPS Map Camera
Amarambedu, Tamil Nadu, India
160a, Amarambedu, Tamil Nadu 602105, India
Lat 12.937952° Long 79.992338°
15/11/2025 04:00 PM GMT +05:30
Google


GPS Map Camera
Amarambedu, Tamil Nadu, India
160a, Amarambedu, Tamil Nadu 602105, India
Lat 12.937988° Long 79.992344°
15/11/2025 04:00 PM GMT +05:30
Google


GPS Map Camera
Amarambedu, Tamil Nadu, India
160a, Amarambedu, Tamil Nadu 602105, India
Lat 12.937948° Long 79.992337°
15/11/2025 04:00 PM GMT +05:30
Google


GPS Map Camera
Google
Irumbedu, Tamil Nadu, India
Wxqr+345, Sh 110, Irumbedu, Tamil Nadu 602105, India
Lat 12.938° Long 79.991498°
15/11/25 04:02 AM GMT +05:30

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.